



BUILDING-STRUCTURE INVENTORY FORM

NYS OFFICE OF PARKS, RECREATION
& HISTORIC PRESERVATION
DIVISION FOR HISTORIC PRESERVATION
(518) 474-0479

FOR OFFICE USE ONLY

UNIQUE SITE NO. _____
QUAD _____
SERIES _____
NEG. NO. _____

YOUR NAME: Cynthia Howk DATE: Dec., 1994
133 S. Fitzhugh St.
YOUR ADDRESS: Rochester, NY 14608 TELEPHONE: 546-7029
ORGANIZATION (if any): The Landmark Society of Western New York, Inc.

IDENTIFICATION

1. BUILDING NAME(S): Capstaff House
2. COUNTY: Monroe TOWN/CITY: Greece VILLAGE: ---
3. STREET LOCATION: 140 Edgemere Drive
4. OWNERSHIP: a. public ☐ b. private ☒ 343 State St.
5. PRESENT OWNER: Gary & Lynn Norton ADDRESS: Rochester, NY 14650
6. USE: Original: residence Present: residence
7. ACCESSIBILITY TO PUBLIC: Exterior visible from public road: Yes ☒ No ☐
Interior accessible: Explain private residence

DESCRIPTION

8. BUILDING MATERIAL: a. clapboard ☐ b. stone ☐ c. brick ☐ d. board and batten ☐
e. cobblestone ☐ f. shingles ☐ g. stucco ☒ other: wood trim
Roof = asphalt shingles. Foundation not visible.
9. STRUCTURAL SYSTEM: a. wood frame with interlocking joints ☐
(if known) b. wood frame with light members ☒
c. masonry load bearing walls ☐
d. metal (explain) _____
e. other _____
10. CONDITION: a. excellent ☒ b. good ☐ c. fair ☐ d. deteriorated ☐
11. INTEGRITY: a. original site ☒ b. moved ☐ if so, when? _____
c. list major alterations and dates (if known): _____

(see continuation sheet)

12. PHOTO:

13. MAP:

"This is part of the whole row of stucco, early 20th century houses. I think that we can make the whole grouping a 'red' and don't think that there should be 'minuses' for individual houses. This is a 'red' - note the leaded glass windows." P.Malo

COLOR CODE

Red

14. THREATS TO BUILDING: a. none known ☒ b. zoning ☐ c. roads ☐
d. developers ☐ e. deterioration ☐
f. other: erosion of site by lake (N. of house)
15. RELATED OUTBUILDINGS AND PROPERTY:
a. barn ☐ b. carriage house ☐ c. garage ☒ - attached
d. privy ☐ e. shed ☐ f. greenhouse ☐
g. shop ☐ h. gardens ☐
i. landscape features: deciduous trees, coniferous shrubs
j. other: _____
16. SURROUNDINGS OF THE BUILDING (check more than one if necessary):
a. open land ☐ b. woodland ☐
c. scattered buildings ☐
d. densely built-up ☒ e. commercial ☐
f. industrial ☐ g. residential ☒
h. other: _____
17. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS:
(Indicate if building or structure is in an historic district)

(see continuation sheet)
18. OTHER NOTABLE FEATURES OF BUILDING AND SITE (including interior features if known):

(see continuation sheet)

SIGNIFICANCE

19. DATE OF INITIAL CONSTRUCTION: c. 1930
ARCHITECT: not determined
BUILDER: not determined
20. HISTORICAL AND ARCHITECTURAL IMPORTANCE:

(see continuation sheet)
21. SOURCES: (see continuation sheet)
22. THEME: : residential

11c.

Contemporary, overhead garage door on facade of attached garage.

No other exterior alterations are visible from the public right-of-way.

17. This house is located on the north side of Edgemere Drive in the northeast quadrant of the town. It is situated on the south shoreline of Lake Ontario. A driveway is located to the southeast of the house. There are no outbuildings. The adjacent homes along Edgemere Dr. are mostly early 20th-century residences (north side of street) with some post-World War II houses, as well. Lake Ontario is located directly north of the house. The lot has probably lost some of its acreage due to beach erosion.

18. This c. 1930 Tudor Revival house is a two-and-one-half-story residence with multiple front gables, stucco exterior veneer, and a rectangular plan. The fenestration is casement windows with diamond-paned, leaded glass. A large brick chimney tops the east slope of the gabled roof.

The main, 2-1/2-story section of the house consists of a south-facing facade. The facade includes an upper gable with rectangular, diamond-paned window. The lower gable extends outward from the main elevation and includes half-timbered detailing, a triple casement window with quatrefoil pattern (below), decorative bargeboards and a finial. The lower (1st story) part of this facade gable includes a 4-panel picture window. A recessed porch with half-timbered detailing, square posts and a Tudor arch is located at the southeast corner of the house.

The east elevation includes a long, shed-roofed dormer and a variety of single, double and triple casement windows.

The west elevation has a curved-top dormer at the southwest corner. It also has casement windows in mostly triple configurations. A one-story wing extends north from this elevation.

The north elevation is not visible from the public right-of-way.

18. continued

The attached garage extends forward (south) from the front elevation. It includes casement windows with diamond-paned glass, three shed-roofed dormers, and a front gable with half-timbered detailing and two quatrefoil panels (identical to the panels on the main facade). A square window bay with shed roof and brackets is on the south elevation of the garage.

20. Built c. 1930, this house is architecturally significant as an example of early 20th-century Tudor Revival architecture in the town. The house retains a high level of integrity of design, materials, and craftsmanship. The house is historically significant for its associations with the early 20th-century development of Edgemere Drive as one of the most distinctive residential areas in the county.

The stucco exterior, half-timber detailing, multiple gables and diamond-paned windows are all characteristics of the Tudor Revival style.

The Tudor Revival style was loosely based on a variety of late Medieval English prototypes, ranging from thatched-roof cottages to grand manor houses. These traditions are freely mixed in their American counterparts and include steeply pitched, front-facing gables, false half-timbering, and stucco masonry, or masonry-veneered walls. After World War I, the style expanded explosively in popularity during the 1920s and '30s as masonry veneering techniques allowed even the most modest examples to mimic closely the brick, stone and stucco exteriors seen on English prototypes. The style faded quickly from fashion in the late 1930s, but has become popular in somewhat modified form during the Neoelectic movement of the 1970s and '80s.

The 1902 county map shows this as an open, undeveloped area. No road exists west of Little Pond outlet. The Rochester, Charlotte and Manitou Railroad track extends here south of the shoreline.

The 1924 county map is the first to show Edgemere (which means "edge of the lake") Drive. This area is shown as the Slater Sub A-16. The north side of Edgemere Dr. is shown as empty building lots from Beach Ave. west to Terrace Parkway.

The 1930 suburban directory (the first one published) lists

